

Green Lake Detached ADU

Site Address: 5420 Kirkwood Pl N

Zoning: Single Family 5000

Neighborhood Impact Survey Results

19%	22%	59%
Bad	Neutral	Good

Project Overview

This detached ADU rests behind a single family home above a garage on an alley in the Green Lake neighborhood. The lot is in the midst of a single-family zoned area, not far from the old “Honey Bear Bakery” site. The



The primary structure is a classic Craftsman-style home.

existing primary structure is a two story, Craftsman-style home built in 1920; it rests on a 5,000 square foot lot, and is 23 feet tall at the top of its pitched roof.

The detached ADU structure sits above a redeveloped detached garage on the alley and is difficult to notice from the street. It is 22 feet tall from the alley to the apex of its roof, but sits several feet lower than the main home because of a drop in grade in the back yard. A



The detached ADU sits on an alley above a two-car garage, next to a one-car garage with patio above.

portion of the 3-car garage structure has a deck with railing above adjacent to the single-floor living area.

The design of this detached ADU reflects many of the architectural features of the main home, including the pitch of dormers, soffit braces, and trim emphasizing building features such as corners and windows. The new unit has a very complementary color (a darker shade of blue) to its larger counterpart.

Many of the surrounding homes have a Craftsman-style architecture, which this detached ADU also reflects. Additionally, many other accessory structures (garages) line the alley here, including one with a small working space above it and one with a legally grandfathered accessory dwelling unit above it.

Process Evaluation

Application Excerpt

"Our neighbors support our proposal and we are designing the building to be sensitive to privacy and light concerns (See letters of support.) Our immediate neighbors to the south...have rented the studio apartment over their garage for over 40 years without any adverse effects on the neighborhood."

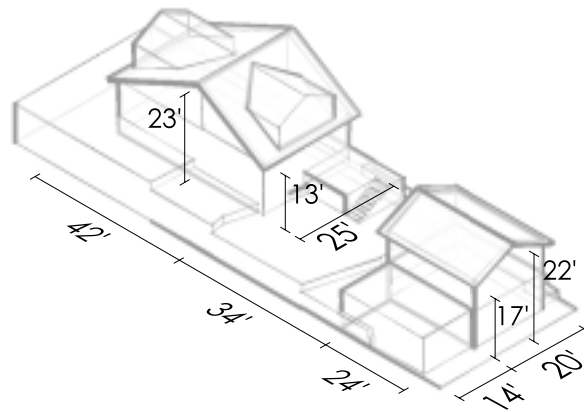
Demonstration Program Selection

Letters received during the Demonstration Program comment period included responses from individuals opposed to this project, for reasons including dislike of additional density,

the preservation of single family zoning, the perception of ADUs as multifamily structures or zoning, increased traffic, loss of privacy, and dislike of rentals or tenants.

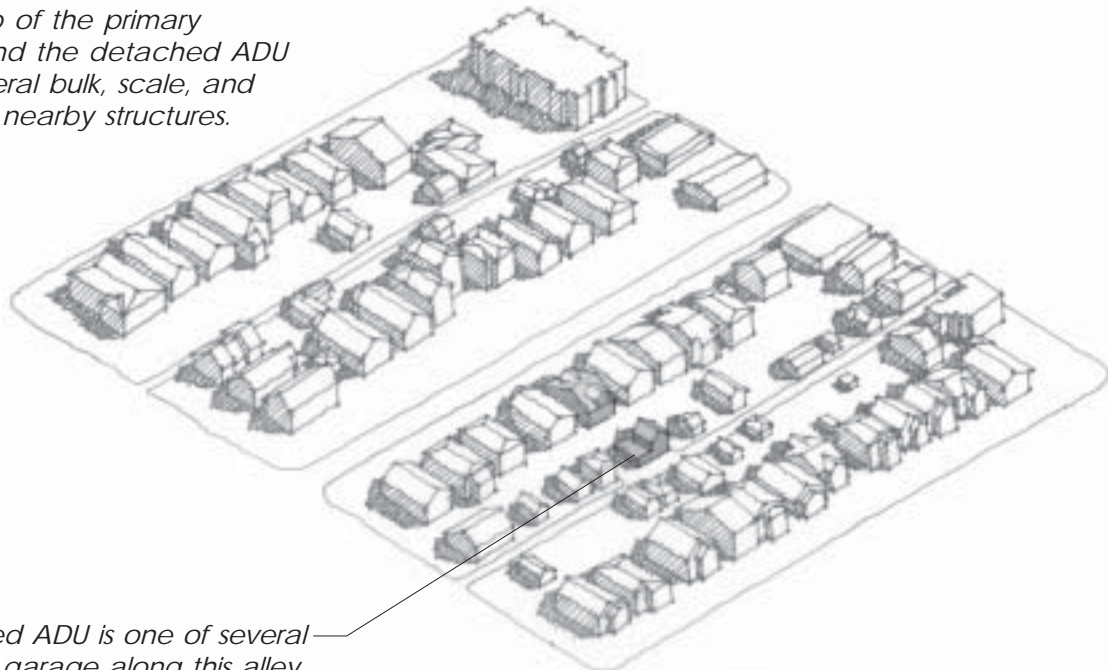
Development Standard Departures

Through design review, one development standard departure was granted for the proposed project: the allowed height. Accessory



Detached ADU relationship to primary structure

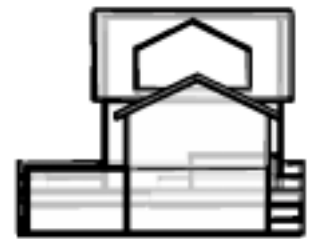
Relationship of the primary structure and the detached ADU to the general bulk, scale, and location of nearby structures.



The detached ADU is one of several above a garage along this alley.



Southeast Elevation



Northeast Elevation



Total Lot Coverage = 40%

structures are permitted to 12 feet in height under existing zoning; the built structure is 22 feet along the alley and just over 16 feet on the side facing the main home. The Demonstration Program allowed up to two stories without a maximum specified measurement.

Application of Design Guidelines

A Land Use Planner provided the following design guidance to assist the project in meeting the intent of the Citywide Design Guidelines:

- There are other garages with dwelling or work space above them along the westerly side of the alley that are built into the slope to reduce the mass when viewed from the main dwelling. The proposed
- structure should blend with these existing garages in form, structure and materials.
- Architectural elements and/or landscaping materials should be incorporated into the deck to preserve the privacy of the residents and the neighbors but not block air and sunlight.
- Adequate room for pedestrian access to the garages and vehicles should be included.
- Protected storage areas for trash cans and recycling bins should be included.
- The proposed roof line and pitch matches the roofs of the majority of the other garages and of the surrounding dwellings. The applicant should consider architectural elements which preserve the roof

line and which also make the roof line appear less dominating over the alley.

- To address issues associated with the bulk of the proposed structure and the solid alley facade, architectural elements should be incorporated into the facade which break it down into individual garage elements.
- The individual garage doors should be designed so that they are not a flat blank facade.
- The applicant is encouraged to add elements of architectural interest which distinguish the proposed structure and

identify the upper floor as residential while complementing the neighborhood architectural character. Architectural treatments could include window shutters, knee braces and other craftsman style elements.

- Landscaping could be incorporated to soften the impact of the new structure.
- Creative choice of materials and design and layout of landscaping should complement the existing neighborhood vegetation and preserve the privacy of the residents of the ADU and the surrounding neighbors.

Green Lake Detached ADU Project Statistics

Lot Size	5,000 ft ²
Lot Width	40 ft
Lot Depth	125 ft
Alley Width	15 ft
Primary Structure Height	23 ft
Detached ADU Pitch Height	22 ft
Detached ADU Height/Lot Width Ratio	0.55
Detached ADU Base Height	17 ft
Main Structure Footprint	1,294 ft ²
Detached ADU Footprint	836 ft ² (includes garages)
Total Lot Coverage	40%
Approximate Gross Floor Area	1,336 ft ² (includes garages)
Detached ADU FAR (approx.)	0.26
Minimum Side Yard Setback	1 ft
Minimum Rear Yard Setback	5 ft to alley
Estimated Cost of Construction	\$152,484.70
Approx. Cost per ft ² Floor Area	\$114/ft ²
Land Use Permit Fees (includes Design Review)	\$3,394.50
Land Use Permit Fee/Est. Cost of Construction	2.2%
Building Permit Fees	\$1,417.50
Building Permit Fees/Est. Cost of Construction	1%



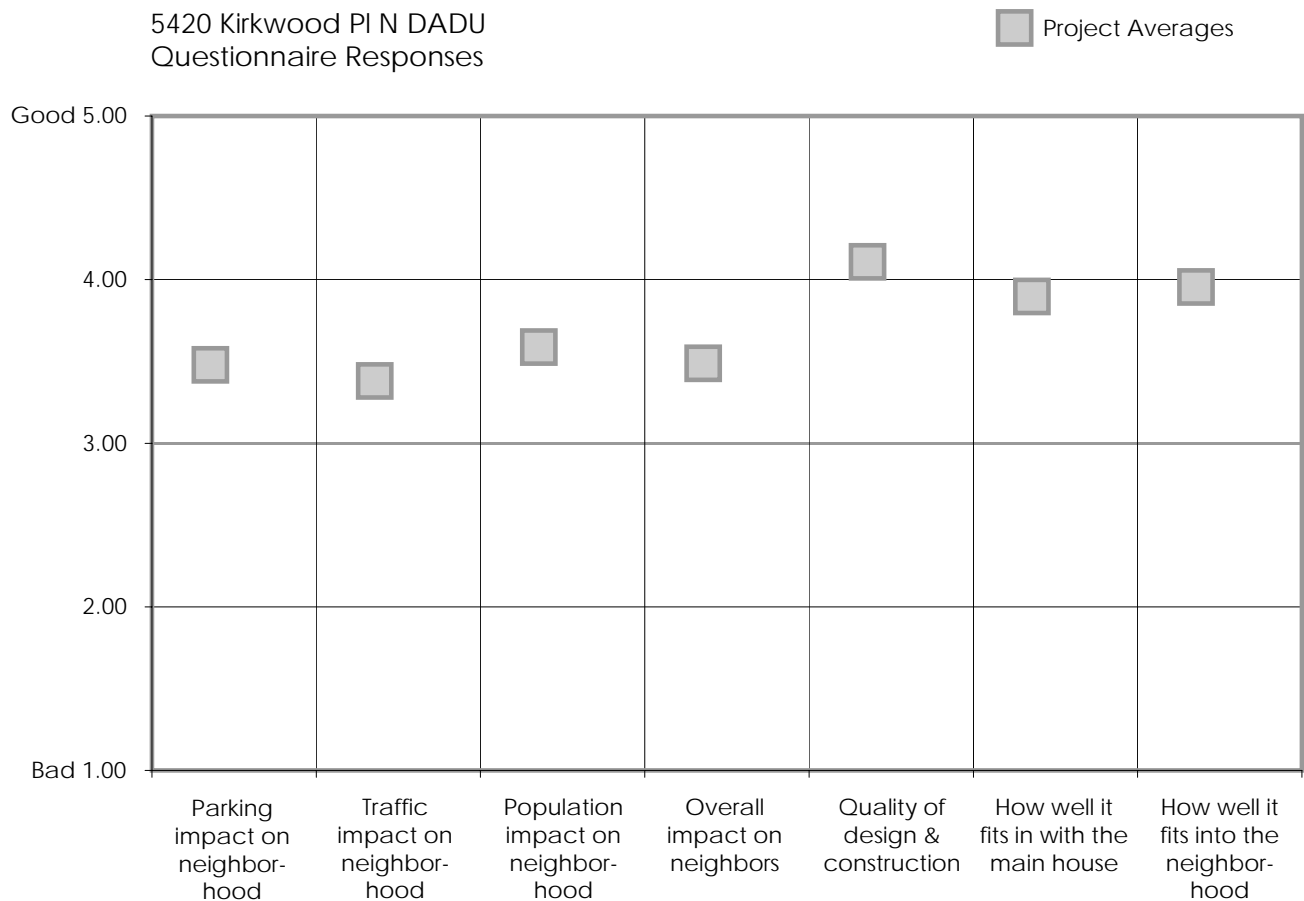
The color and style of the detached ADU complements the main home well.

What was the cost of construction, whether a new structure or an addition or remodel of an existing structure?

The applicant provided a list of their expenses, totaling \$152,484.70.

Was administrative Design Review cost effective for this type of small project?

This project's land use and design review took a total of 49.25 hours, and the fee for this part of the review was \$3,394.50 (2.2% of the total cost). The building permit cost was \$1,417.50, bringing the total to \$4,812.





Parking is allowed only on one side of the street; this contributed to some negative responses related to parking in the surveys.

"The owners who built this fought for years to do so against all the neighbors wishes. They built the extra house - sold everything within a year and now we are left with the change. What purpose does this serve? It created much animosity in the neighborhood. It now houses one person."

This is not a consequence that is easily resolved, and it should be noted that the owners relocated to another city for professional reasons. It is conceivable that a change to the existing single-family structure could have been made prior to the owners moving away, also serving to create some animosity between neighbors. Further, both before and after the detached ADU was built, it was in fact found that more neighbors supported the project than opposed it.

Neighborhood Sentiment

What do the neighbors think of this type of housing?

The project initially had a mix of support and opposition through the Demonstration Program selection process. Based on the overall merits of the project, it was allowed to go forward, and survey results show that neighborhood sentiment about the project is for the most part very positive. The chart on the previous page shows how this project was rated in the surveys that were sent to neighbors within 300 feet of the project. While the project did have some detractors, it still had general support across all categories from the neighbors.

Were there any unintended consequences that need to be resolved?

Only one comment from the survey forms sent to the neighbors indicated an unintended consequence, which is more a social consequence than a physical one:

What is the reaction of the residents of the detached ADU in terms of livability of the unit and how it could be improved?

The lot was sold recently and the detached ADU is not presently being used to house a tenant.



The vegetation helps screen the detached ADU on one side.



Several other accessory structures, including legal "grandfathered" detached ADUs, line the alley.

Conclusions

What were the positive results of this project? What were the negative results?

This detached ADU is a positive example of small-scale infill housing on an alley that is sensitive in scale and form to the primary structure on the lot and surrounding properties. The dwelling itself is the smallest among those selected through the Demonstration

Program although adding the garages to the total floor area of the accessory structure, the structure does have the highest floor-to-lot-area ratio of all the detached ADUs selected.

Did this project provide a design concept that would likely be applicable and acceptable in other neighborhoods?

The presence of several other accessory structures along the alley, including at least one other detached ADU, create a context that this project works well within. This concept could be acceptable in other neighborhoods with alleys because of its scale and attention to design details.

Lessons Learned

Successes and issues of this project that will be used in considering new development standards, design guidelines, and processes include:

- requirements for matching detached ADU scale and materials to the existing home;
- limiting the height and scale to reduce the perception of bulk of detached ADU, including using floor area ratios to regulate the size of detached ADUs to ensure a proper fit;
- maintaining a maximum amount of lot coverage when adding a detached ADU;
- limiting the footprint of detached ADUs to reduce open space impacts;
- landscape requirements to limit privacy impacts for detached ADUs; and
- treatment of blank walls.